



£549,000

Whitechapel Road

London, E1 1EW

Years of love, care and time by the seller have produced a quite lovely home for the lucky buyers with hardwood floors, insulated carpeting, plenty of storage, and sound insulated windows just to name a few of the benefits.

Through the front door of this top floor flat you are greeted by a wealth of light that floods in through the skylight above, with the entrance hall hosting plenty of clever storage. To the back of the property is the master bedroom, which features a one of a kind wardrobe made up of several individual antique cabinets. This sits next to the second double bedroom, with built in floor-to-ceiling storage and a unique wallpapered feature wall.

The sleek family bathroom features a Dorzano limestone bathroom floor with underfloor heating.

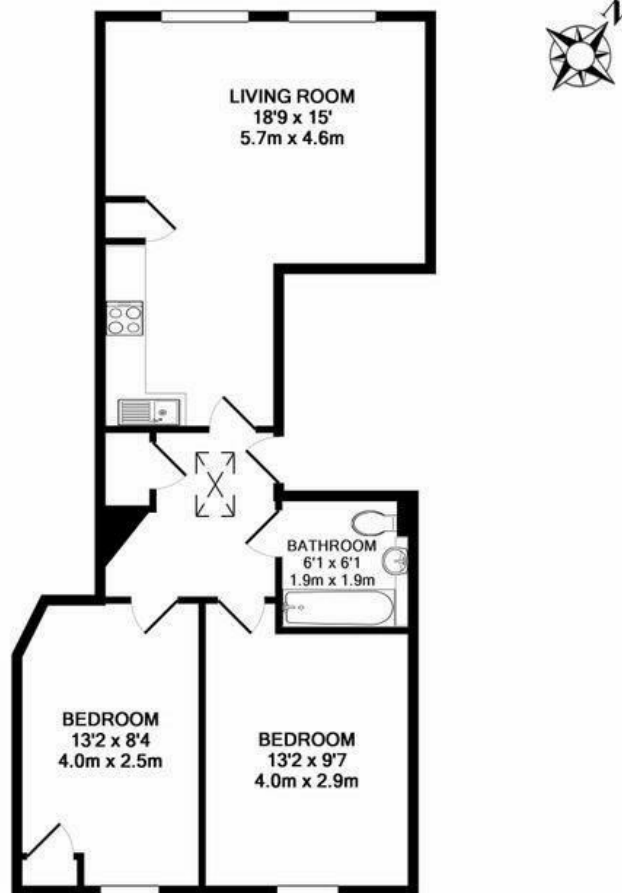
Head towards the front of the property and you are greeted by an open plan kitchen, dining and living room. The kitchen has granite work surfaces and modern appliances. The warm and inviting living area features a bookcase wall made of railway sleeper shelves, including a base created with individual antique cabinets - it would be hard not to pull a duvet day and melt into your sofa in front of your TV!

The central location offers walking distance to a number of Ofsted outstanding schools, as well as from the best bars and restaurants in London! You are minutes away from four underground/overground/DLR/Elizabeth line stations and 45 minutes from Heathrow on the Elizabeth line.

Leasehold: 167 years remaining
Ground Rent: Peppercorn
Service Charge: £3600 (approx)







TOTAL APPROX. FLOOR AREA 554 SQ.FT. (51.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

OFFICE ADDRESS
88 Cheshire Street
London
E2 6EH

OFFICE DETAILS
0207 739 6969
info@peachproperties.com
www.peachproperties.com